



**High Street**  
Swanage, BH19 2LY

**Asking Price**  
**£400,000 Freehold**





# High Street

Swanage, BH19 2LY

- Prominent High Street Location in the Centre of Swanage
- Large and Flexible Retail Sales Space
- Additional Retail Areas, Staff Room, Store Room, and WC Facilities
- Excellent Footfall
- Short Walk to the Town Centre Amenities, Seafront, and Beach
- Planning Permission to Construct A Three-Bedroom Apartment
- Sizeable Freehold Retail Unit in a Popular Dorset Coastal Town
- Exceptional Size, Approximately 1,772 sq ft.
- Current Business is Very Well Established
- Parking at the Rear







## \*LARGE SHOP IN SWANAGE TOWN CENTRE\*

A rare opportunity to acquire a substantial retail premises occupying a prime position on Swanage's vibrant High Street, in the heart of one of Dorset's most popular coastal towns. Extending to approximately 1,772 sq ft (164.6 sq m), the property provides generous and highly versatile accommodation arranged across a large ground floor footprint, offering extensive retail sales space together with ancillary staff facilities, storage areas and WC accommodation. The layout lends itself to a wide variety of retail, showroom, leisure or commercial occupiers, providing excellent flexibility for both owner-occupiers and investors alike.



The property enjoys a highly prominent trading location within the town centre, benefiting from strong year-round footfall generated by local residents, independent retailers, national operators and the significant number of tourists who visit Swanage throughout the year. The town's attractive seafront, award-winning sandy beach, historic steam railway and popular attractions are all within a short walk, helping to create a thriving commercial environment with consistent passing trade. Swanage remains one of Dorset's most sought-after seaside destinations, attracting visitors from across the region and beyond, making this an exceptional location from which to operate a business.

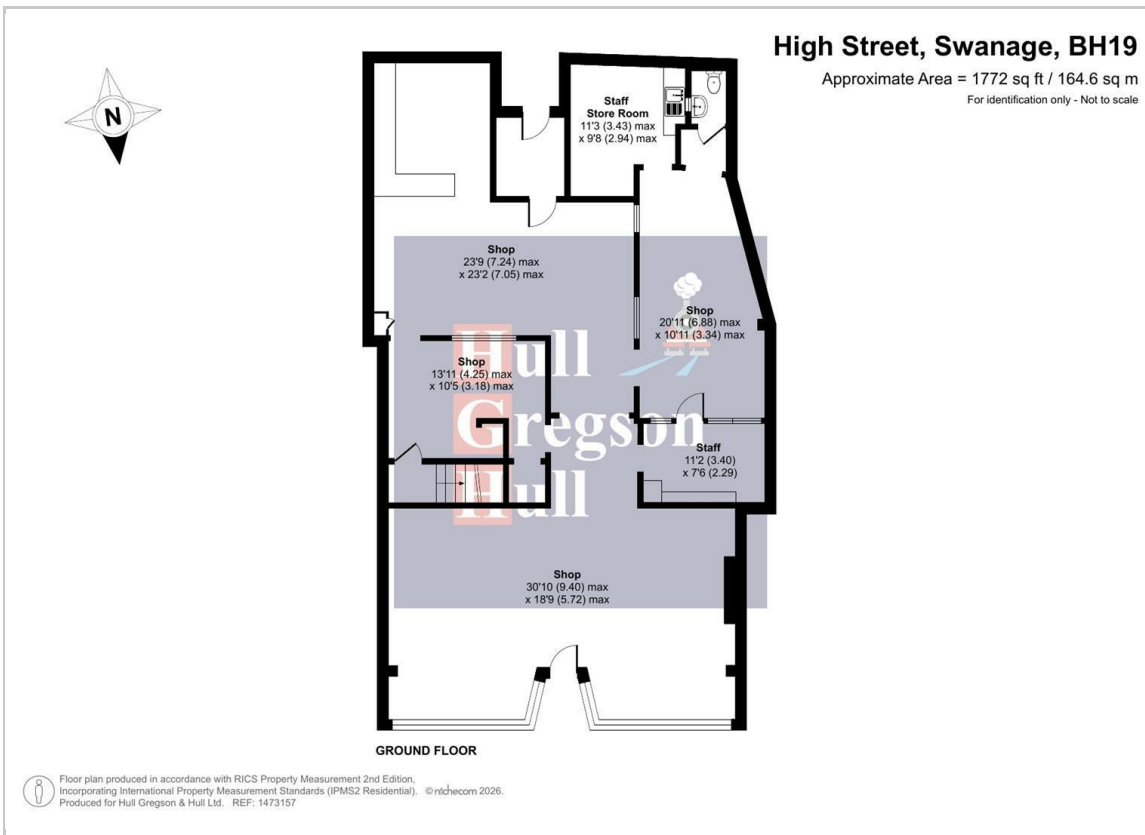
With its excellent visibility, substantial floor area and central High Street position, this property represents an outstanding opportunity to secure a prominent commercial premises in a well-established and affluent coastal town. Opportunities to purchase retail units of this size and prominence within Swanage are seldom available, making this an attractive proposition for businesses seeking a flagship presence, investors looking for a strong commercial asset, or those wishing to capitalise on the town's thriving retail and tourism economy.



Externally, the property includes a parking space at the back of the property and a rear entrance door into the premises.

\*The property includes planning permission to convert part of the shop into a three-bedroom apartment. Search the Dorset Council website, Planning application: 6/2021/0357 for further information.





## SHOP:

### Area One

30'10" x 18'9" (9.40 x 5.72)

### Area Two

13'11" x 10'5" (4.25 x 3.18)

### Area Three

23'9" x 23'1" (7.24 x 7.05)

### Area Four

22'6" x 10'11" (6.88 x 3.34)

### Staff Room

11'1" x 7'6" (3.40 x 2.29)

### Store Room

11'2" x 9'7" (3.42 x 2.94)

### W.C

## Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.  
The current business occupier has a lease agreement which ends in January 2026. The current rental agreement is £1200 per calendar month. The property comes with the FREEHOLD for the entire building.

\*The property includes planning permission to convert part of the shop into a three-bedroom apartment. Search the Dorset Council website, Planning application: 6/2021/0357 for further information.

Property type: Freehold Commercial Premises  
Property construction: Standard  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating Type: Electric

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
checker.ofcom.org.uk/

## Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (9-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (9-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |